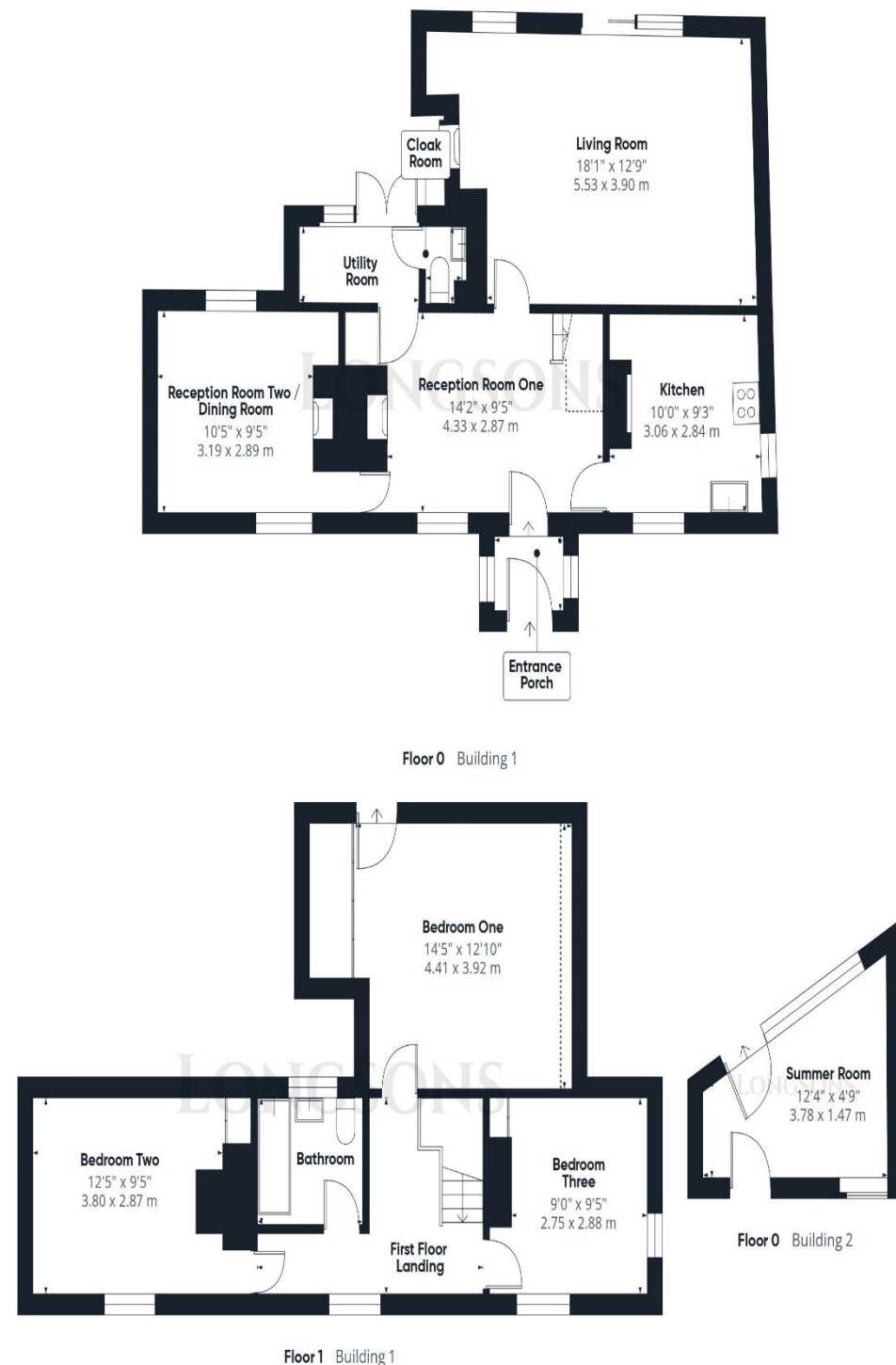




The Green, Weasenham, Kings Lynn, PE32 2TD

CHAIN FREE! Three bedroom character cottage situated in Weasenham. The property has much to offer including three bedrooms and three reception rooms, gardens, off-road parking, oil fired central heating and UPVC double glazing throughout.

Offers in the Region of £225,000 Freehold





Conveniently situated in the popular village of Weasenham, Longsons are delighted to bring to the market this three bedroom detached character cottage. The property has much to offer including three reception rooms, three bedrooms, gardens, off-road parking, oil fired central heating and UPVC double glazing throughout.

Offered CHAIN FREE.

Briefly, the property offers entrance porch, lounge, dining room, study, kitchen, utility room, cloakroom, living room, three bedrooms, bathroom, rear garden, brick summer house, parking, oil fired central heating and UPVC double glazing.

Situated along the A1065 Swaffham to Fakenham road, the village of Weasenham is set in the Breckland countryside and has easy access to both market towns. The village has a primary school, two churches, community building and recreation ground. The village of Litcham, a short drive away, has many amenities including the charming Bull Inn, two schools (a primary school and the

sought-after Litcham High School), a deli, a combined post office and convenience store, a fish and chip shop and a health centre. For the nature enthusiasts, Litcham Common is a delight.

Entrance Porch

Wooden entrance door, two UPVC double glazed windows to side, wooden entrance door to reception.

Reception Room One 14'2" (4.32m) x 9'5" (2.87m)

Double sided log burner, radiator, UPVC double glazed window to front, stairs to first floor, exposed timber beams throughout.

Reception Room Two/Dining Room 10'5" (3.18m) x 9'5" (2.87m)

Double sided log burner with exposed brick chimney breast, UPVC double glazed window to front and rear, radiator, exposed timber beams throughout.

Living Room 18'1" (5.51m) x 12'9" (3.89m)

Three radiators, feature fireplace, UPVC double glazed sliding door to rear garden, floor to ceiling UPVC

double glazed window to rear, exposed timber beams throughout, two Velux windows to side,

Kitchen 10'0" (3.05m) x 9'3" (2.82m)

Fitted cabinets to floor and wall with granite worktop over and tiled splashback, integrated fridge/freezer, space for Range cooker with hob and extractor hood over, space and plumbing for washing machine, inset sink unit with mixer tap, radiator, UPVC double glazed windows to front and side.

Utility Room 8'1" (2.46m) x 3'9" (1.14m)

Space for tumble dryer, UPVC double glazed French doors to rear garden, access to cloakroom.

Cloakroom

Hand washbasin, WC, extractor fan.

First Floor Landing

Radiator, UPVC double glazed window to front overlooking village green and pond, loft access.

Bedroom One 14'5" (4.39m) x 2'10" (0.86m)

Two radiators, built-in wardrobe space, UPVC double glazed Juliet balcony to rear, two Velux windows to side.

Bedroom Two 12'5" (3.78m) x 9'5" (2.87m)

Radiator, UPVC double glazed window to front, built-in wardrobe, loft access.

Bedroom Three 9'5" (2.87m) x 9'0" (2.74m)

Radiator, UPVC double glazed window to front and side, built-in wardrobe space, feature inset fireplace, loft access.

Bathroom

Tiles to floor and wall, suite comprising of bath with hand held shower, WC and hand washbasin set within fitted cabinets, chrome towel radiator and obscured UPVC double glazed window to rear.

Front of Property

Partially laid to lawn and shingle providing off-road parking, fencing and established shrubs to perimeter, small paved patio area, outside lighting, two outside taps and external oil boiler.

Rear Garden

Laid to patio paving, fencing and established trees and shrubs to perimeter, separate garden space laid to lawn with wooden garden shed/workshop.

Summer Room 12'4" (3.76m) x 4'9" (1.45m)

Brick built, UPVC double glazed windows and door.

Agent's Notes

EPC rating E52 (Full copy available on request). Council tax band C (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Character Cottage with Exposed Beams
- Three Bedrooms
- Three Reception Rooms
- Energy Efficiency Rating
- Popular Village Location overlooking Village Green
- Off-road Parking, Garden and Summer House
- Oil Fired Central Heating and UPVC Double Glazing
- CHAIN FREE!

